



**Tree Survey and Arboricultural Impact Assessment
in accordance with BS5837:2012**

Project No 12455	Prospect House, 97 Oxford Road, Uxbridge, UB8 1LU		
Client:		NFU MUTUAL	
Prepared by:		Liz Beckett	
Date of Report:	04/06/2026	Revision:	Original

Hayden's Arboricultural Consultants Ltd, Units 3-5 Moseley's Farm Business Centre
Fornham All Saints, Bury St Edmunds, Suffolk IP28 6JY

Telephone: 01284 765391 Email: info@treesurveys.co.uk
www.treesurveys.co.uk

Summary

In this circumstance it is intended to refurbish the existing office with associated changes to the hard and soft landscape. The arboricultural related implications of the proposal are summarised in Table 1 below and detailed where necessary within the report.

All trees should suffer no structural damage provided that the findings within this report are complied with in full.

Table 1 - Construction and ongoing constraints from an arboricultural perspective:

Potential Design/ Build Constraints	Arboricultural Impact?	Comments/Solution
Construction Access	Yes	See section 4.1.
Demolition	Yes	See sections 4.2 and 4.3.
New Structures	Yes	See section 4.4
Hard Surfaces	Yes	See section 4.5
Tree Protective Measures	Yes	See section 4.6
Compound	No	There is adequate space within site to store materials outside of trees' RPA.
Phasing	NA	



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1.0 Introduction

1.1 Purpose

1.1.1 As part of the United Kingdom planning process, applicants are required to supply local planning authorities with a detailed evaluation of how their proposals will impact trees. The nationally recognised procedure for doing this is laid out in *BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"*. In summary, this must include the following information as a minimum: -

- A Tree Survey and Tree Constraints Plan.
- An Arboricultural Impact Assessment of sufficient detail to confirm the feasibility of the design from a tree perspective.
- A scaled Tree Retention and Removal drawing showing retained trees and their root protection area on the proposed layout.

1.1.2 This report has been prepared to ensure that this information is provided to the Local Planning Authority in a straightforward and clear way so that they can make an informed decision about how (if at all) trees are affected.

1.1.3 When planning permission is granted it is typically the case that the Local Planning Authority will require specific conditions to be fulfilled. This means that a subsequent detailed Arboricultural Method Statement and Tree Protection Plan may be required. This will be detailed on the Local Planning Authority's decision notice.

1.2 Scope

1.2.1 In accordance with the above, NFU MUTUAL have commissioned Hayden's Arboricultural Consultants to prepare a Tree Survey and Constraints Plan, Arboricultural Impact Assessment and scaled Tree Retention and Removal drawing for the existing trees at Prospect House, 97 Oxford Road, Uxbridge, UB8 1LU.

1.2.2 Unless stated within the survey, all trees were inspected from ground level with no climbing inspections undertaken. As such, the findings are of a preliminary nature. It is not always possible to access every tree and therefore some measurements may have to be estimated.

1.2.3 The trees were inspected on the basis of "*Visual Tree Assessment*" (Mattheck & Breloer - 1994) and *National Tree Safety Group (2024). Common sense risk management of trees: Guidance on trees and public safety in the UK for owners, managers and advisers. 2nd edn., Edinburgh: Forest Research.*

1.2.4 Whilst this is an arboricultural report, comments relating to non arboricultural matters are given, such as built structures and soil data. Any opinion thus expressed should be viewed as provisional and confirmation from an appropriately qualified professional sought. Such points are clearly identified within the body of the report.



1.3 Documentation

1.3.1 The following documentation was provided prior to the commencement of the production of this report;

- Email of instruction from Sofia Weed dated 29/04/2026.
- Proposed site layout received 01/06/2026.

2.0 The Site

2.1 Overview

2.1.1 The site is Prospect House, 97 Oxford Road, Uxbridge, UB8 1LU. The site comprises of an office block with parking beneath. The area of soft and hard landscape includes early mature trees that positively contribute to the area's character and the building's setting.

2.2 Soils

2.2.1 The soil types commonly associated with this site are loamy and clayey floodplain soils with naturally high groundwater.

2.2.2 The data given was obtained from a desktop study which provides indications of likely soil types. By definition, this information is not comprehensive and therefore any decisions taken with regards the management, usage or construction on site should be based on a detailed soil analysis.

2.2.3 Further to item 2.2.2, this report provides no information on soil plasticity. It may be necessary for practitioners in other disciplines (e.g. engineers considering foundation design) to obtain this data as required.

2.3 Statutory Tree Protection

2.3.1 Information on any Local Planning Authority or Forestry Commission controlled statutory tree protection (Tree Preservation Orders, Conservation Areas and Felling Licenses etc) is recorded on the attached drawing no. 12455-D-AIA.

2.3.2 Further details regarding any existing Statutory Tree Protection are recorded at Appendix B.



3.0 Tree Survey

- 3.1 The tree survey was carried out on 08/05/2026 in accordance with *BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"*, the relevant qualitative and quantitative tree data was recorded in order to assess the condition of the existing trees and their constraints upon the proposed development.
- 3.2 An accurate topographical survey was not available at the time of inspection. The position of the trees must be considered indicative, although drawing no. 12455-D-AIA provides a fair representation of the relationship of the trees as distributed across the site.
- 3.3 In order to provide a systematic, consistent and transparent evaluation of the trees included within this survey, they have been assessed and categorised in accordance with the method detailed in item 4.3 of *BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations"*. For further information, please see the attached Explanatory Notes.
- 3.4 The detailed assessment of each tree and its work requirements with priorities are listed in the attached Schedule of Trees.
- 3.5 Several trees would benefit from tree work, be it for health and safety, cultural, aesthetic, or structural reasons as detailed in the attached Schedule of Trees. The trees requiring the **most urgent** intervention are as follows:

Within six months:

T016	Remove Ivy to height of 1.5m above ground level.
T017	Remove Ivy to height of 1.5m above ground level.
T019	Tip back to clear building 1.5m.
T020	Tip back branches to clear building 1m.
T024	Tip back branches to clear building 1m.

- 3.6 Over and above the general and prudent recommendation that all trees are inspected on an annual basis, the following trees have been identified as requiring enhanced monitoring to assess any changes in faults and weaknesses etc as detailed in the Schedule of Trees:

T007	Monitor annually physiological condition. Remove deadwood.
T018	Monitor annually structural condition.
T025	Monitor annually physiological condition.

- 3.7 In accordance with item 4.2.4 (c) of *BS5837:2012*, the trees inspected and detailed within this report have been selected for inclusion due to the likely influence of any proposed development on the trees, rather than strictly adhering to the curtilage of the site. However, it must be understood that there may be trees beyond the site and not included in this survey which may exert an influence on the development. Where works for cultural, health and safety, quality of life, or development purposes have been recommended on trees outside the ownership of the site, these can only progress with the agreement of the owner, except where it involves portions of the trees overhanging the boundary.



4.0 Arboricultural Impact Assessment (Additional or Specific Comments)

4.1 Access

- 4.1.1 Access is encumbered by the theoretical Root Protection Area (RPA) of the following retained trees – T012, T013, T014, T015, T016, T017 and T018. In this situation the RPA is safeguarded by existing hard surfaces therefore from a purely arboricultural perspective, it will not be necessary to install a proprietary temporary load bearing road to protect tree roots.

4.2 Demolition - Structures

- 4.2.1 Demolition of an existing access ramp affects the theoretical Root Protection Area (RPA) of the following retained trees – T019 and T020. To ensure there is no damage to the canopy and stem of these trees, work must only be completed once stem protection, TrunkProtecta has been attached. Appropriate machinery must be used and material must be removed away from the stems. Furthermore, all demolition within the RPA of T019 and T020 must be completed under arboricultural supervision. Existing supports for the ramp will be retained and repurposed for the proposed decking, see 4.3.

4.3 Demolition – Removal of hard surfacing

- 4.3.1 The proposal requires the removal of existing hard surfacing within the theoretical RPA of the following retained trees – T006, T007, T008, T009, T010 and T011. To ensure there is no damage to the roots of these specimens, works must only be completed under arboricultural supervision and primarily by hand (supported with appropriate lightweight machinery only if agreed by the supervising arboriculturalist) within the calculated RPA.

4.4 Installation of proposed decking

- 4.4.1 A proposed area of decking is proposed within the RPA of retained trees T019 and T020. Structural supports for an existing ramp will be repurposed to support the frame of the raised deck, as no further excavation is proposed no adverse arboricultural implications are envisaged. To ensure that the trees have space for their stems to grow and move a 100mm gap around their stems will be required.

4.5 Replacement hard surface

- 4.5.1 It is proposed to construct replacement hard surfaces in the RPA of T008, T009, T010 and T011. In this situation hard surfacing already exists. If the process involves top dressing the existing surface there will be no implications for the retained trees. However, if the proposal involves removing the existing hard surface, this must be completed under arboricultural supervision and by hand, or with appropriate lightweight machinery. The new hard surfacing must be of similar construction to that which has been removed to prevent any adverse impact on the RPA, and must include a barrier of sharp sand if roots are exposed during the lifting of the original surface.



4.6 **Tree protective barriers**

- 4.6.1 Prior to the commencement of demolition stem protection will be fitted to trees T006, T019 and T020 as shown on drawing 12455-D-AIA and appendix G.

4.7 **Services**

- 4.7.1 New service routes are not available. However, it is important to establish the principle that wherever possible, all underground service runs will be placed outside the Root Protection Areas (RPA) of the trees on or adjacent to the site. Where it is not possible to do this, any infringement must be addressed by hand digging or trenchless technology. Similarly, all routes for overhead services will aim to avoid the trees and where this is not possible, any necessary tree work must be agreed with the Local Planning Authority.



5.0 Limitations & Qualifications

Tree inspection reports are subject to the following limitations and qualifications.

General exclusions

Unless specifically mentioned, the report will only be concerned with above ground inspections. No below ground inspections will be carried out without the prior confirmation from the client that such works should be undertaken.

The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third-party data will be undertaken. Hayden's Arboricultural Consultants Limited will not be responsible for the recommendations within this report where essential data are not made available or are inaccurate.

This report will remain valid for one year from the date of inspection subject to the recommendations specified within being adhered to. It must also be appreciated that recommendations proposed within this report may be superseded by extreme weather, or any other unreasonably foreseeable events.

Tree surgery should be completed as detailed in the Schedule of Trees. Where this has been identified for reasons other than to permit development, this work should be completed within the advised timescales irrespective of any development proposals.

Tree surgery works may also be proposed as part of this Survey to mitigate any identified problems that may be caused by trees in close proximity to the proposed development. To this end, should these recommendations be overruled, this Survey stands as the opinion of Hayden's Arboricultural Consultants Limited, and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the Local Planning Authority, cannot be the responsibility of this practice.

Moreover, if any additional alterations to the property or soil levels are carried out and/or further tree works undertaken other than specified within the report, it will become invalid and a new tree inspection required.

It will be appreciated, and deemed to be accepted by the client and their insurers, that the formulation of the recommendations for the management of trees will be guided by the following: -

1. The need to avoid reasonably foreseeable damage.
2. The arboricultural considerations - tree safety, good arboricultural practice (tree work) and aesthetics.

The client and their insurers are deemed to have accepted the limitation placed on the recommendations by the sources quoted in the attached report. Where sources are limited by time constraints or the client, this may lead to an incomplete quantification of the risk.

Signed:



June 2026

For and on Behalf of Hayden's Arboricultural Consultants Limited



6.0 References

British Standards Institute. (2010). *Recommendations for Tree Work BS3998:2010* BSI, London.

British Standards Institute. (2012). *Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012* BSI, London.

Ministry of Housing, Communities & Local Government. (2014). *Tree Preservation Orders and trees in conservation areas*. London: Ministry of Housing, Communities & Local Government.

Mattheck & Breloer, H. (1994). *Research for Amenity Trees No.4: The Body Language of Trees*, HMSO, London.

NHBC Standards (2007) *Chapter 4.2 'Building Near Trees'*. National House-Building Council.

NJUG 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issued 16 November 2007.

Forestry Commission (2007). *Tree Felling – Getting Permission*. Country Services Division, Forestry Commission, Edinburgh.

Patch, D. Holding, B. (2006) *Arboricultural Practice Note 12 (APN12), Through the Trees to Development*. Arboricultural Advisory and Information Service (AAIS).

Lonsdale, D. (1999). *Research for Amenity Trees No 7: Principles of Tree Hazard Assessment and Management*, HMSO, London.

National Tree Safety Group (2024). *Common sense risk management of trees: Guidance on trees and public safety in the UK for owners, managers and advisers*. 2nd edn. Edinburgh: Forest Research.



7.0 Appendices

Appendix	A	Species List & Tree Problems
Appendix	B	Statutory Tree Protection Advice & Tree Preservation Order Enquiry/Response
Appendix	C	Schedule of Trees
Appendix	D	Schedule of Works - Irrespective of Development
Appendix	E	Explanatory Notes
Appendix	F	Advisory Information & Sample Specifications
	1.	BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care
	2.	European Protected Species and Woodland Operations Checklist (v.4)
	3.	TrunkProtecta
Appendix	G	Drawing No 12455-D-AIA.



Appendix A - Species List & Tree Problems

Species List:

Chanticleer Pear	<i>Pyrus calleryana</i>
European Lime	<i>Tilia x europaea</i>
Field Maple	<i>Acer campestre</i>
Japanese Maple	<i>Acer palmatum</i>
Maidenhair tree	<i>Ginkgo biloba</i>
Norway Maple	<i>Acer platanoides</i>
Rowan	<i>Sorbus aucuparia</i>
Silver Birch	<i>Betula pendula</i>

Tree Problems:

This gives a brief description of the problems identified in the attached Tree Survey.

Name: Basal Suckers	
Symptoms/damage type and cause:	A profusion of shoots emanating from the base of the main stem close to ground level. Several species of trees but most notably Limes produce suckers as part of their naturalised habit however in some species this can be an indicator of elevated stress upon the tree.
Consequence:	Suckers do not cause direct harm to the tree in their self however they can be problematic where they impede free use of space such as where a tree is adjacent to a footpath or roadway. Where suckers are established, they can impede visibility of the basal area of the stem and prevent identification of more significant defects such as decay cavities or fungal growths. If left unchecked the suckers can establish to become large limbs in their own right and spoil the form of the tree and presenting issues for future management as removal would leave large wounds around the stem base providing opportunity for ingress of decay.
Control:	Regular pruning away of new sucker growth is recommended to prevent the development of the issues mentioned above dependent upon the implications and the trees location.
Species affected:	Most tree species can be affected.
Images:	



Name: Deadwood	
Symptoms/damage type and cause:	This relates to dead branches in the crown of the tree. In the majority of cases, this is caused by the natural ageing process of the tree or shading due to its close proximity to neighbouring trees. However, in some situations, it may be related to fungal, bacterial or viral infection.
Consequence:	Depending upon the location and mass of dead wood removal of the affected tissue may be necessary to prevent harm to persons or property as the wood will become unstable as it decays and in some circumstances is likely to fall from the tree with little or no warning.
Control:	Detailed monitoring should be undertaken on those trees showing signs of excessive deadwood production to identify the underlying cause.
Species affected:	Most tree species.
Images:	 

Name: <i>Hedera helix</i> (Ivy)	
Symptoms/damage type and cause:	Ivy may grow to varying degrees on all areas of a tree from the base to the upper crown. It is possible that in doing so it will out-compete the host tree for available light thereby suppressing the host.
Consequence:	This is generally only harmful to the tree on already unhealthy specimens which may be constricted by large ivy stems around the trunk or may have their top growth suppressed by a mass of flowering shoots in the crown. Ivy can also mask potentially dangerous faults on a tree.
Control:	Ivy should only be removed if absolutely necessary because it provides abundant cover to wildlife and then by severing twice close to the ground and removing a length of stem thereby causing the gradual dying away of the aerial parts of the plant providing extended benefit to wildlife whilst relieving the pressure on the tree.
Species affected:	Most trees can be affected.
Images:	 



Appendix B - Statutory Tree Protection Advice & Tree Preservation Order Enquiry/Response

Statutory Tree Protection Advice

Conservation Area

The site is partially located within a locality specifically identified by the Local Planning Authority as a "Conservation Area". This is a planning designation that seeks to provide control over the built environment, but which also has provision for tree protection. The effect of this on anyone wishing to undertake work to trees within a Conservation Area is to require them to first submit 6 weeks written notice detailing the work they plan to undertake. No work may be carried during the 6-week period unless written permission has been received from the Local Planning Authority. The Local Planning Authority can only prevent works notified to them within the 6-week period by serving a Tree Preservation Order. If this happens, there is a right to object to the serving of the order.

There are certain circumstances where written permission from the Local Planning Authority may not be necessary before undertaking works. These include;

- Making a tree safe if it is an imminent threat to people or property.
- Removing dead wood, or a dead tree.
- Trees with stem diameters of less than 75mm (measured at 1.5m from ground level). If the works being carried out are to help promote the growth of other trees then trees with stem diameters of less than 100mm (at 1.5m) may be removed or pruned.

Anyone wishing to undertake work as an exception to the written notification process are **required** to provide the Local Planning Authority with 5 days' notice prior to attending to a tree which they deem as being dead or dangerous; unless such works are required in an emergency. It is the tree owner's responsibility to provide proof that the tree was indeed dead or dangerous should this exception be challenged; hence, it is advisable always to request an inspection by the Local Planning Authority prior to carrying out such operations. Furthermore, and even in the event of an emergency situation, there is still a duty to notify the Local Planning Authority that work has been completed including supplying an explanation of the necessity. Failure to comply with the requirements of Conservation Area legislation can lead to a maximum fine of up to £20,000 per tree in the Magistrates Court. Fines in the Crown Court are unlimited.

NB: If **detailed planning permission** is granted and as part of the relevant approval, tree work is specified and agreed as acceptable by the Local Planning Authority, no **additional** written permission to proceed will be required provided that (i) the planning permission remains live, (ii) the works are in strict accordance with the specification of the extant planning permission, and (iii) the works are being completed solely to implement the detailed planning permission.

This information was sourced using the Local Planning Authority's Online Mapping System (as instructed by them) and to our best knowledge was current and accurate at the time the information was accessed. We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.



Felling Licence

All trees within the United Kingdom are protected under the Forestry Acts. In All trees within the United Kingdom maybe subject to protections under the Forestry Acts (principally the Forestry Act 1967). In general, anyone felling more than 5 cubic metres of timber in any calendar quarter requires a Felling Licence from the Forestry Commission. There are exemptions however and these are as follows:-

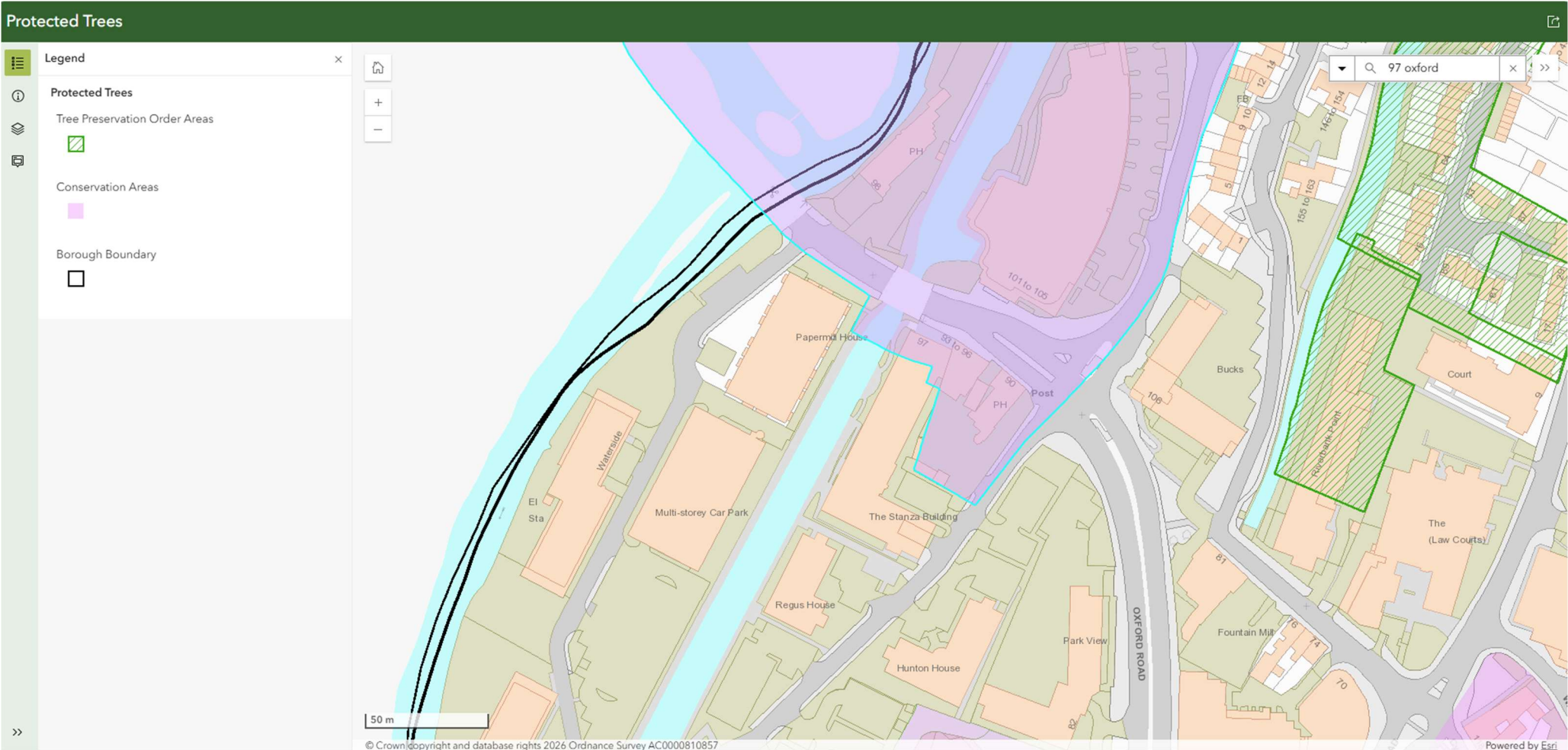
A Felling Licence is not required in the following instances:

- To fell trees in a garden, an orchard, a churchyard, or a designated open space (Commons Act 1899 and Section 9 of the Forestry Act 1967).
- To carry out surgery operations such as pruning, reduction, dead wooding or pollarding.
- To fell less than 5 cubic metres in a calendar quarter. (Please note that not more than 2 cubic metres in a calendar quarter may be sold).
- To fell trees that are 8 centimetres or less in diameter when measured 1.3 metres from the ground. Trees removed for thinning may have a diameter of up to 10 centimetres and trees managed under a coppice regime may have a diameter of up to 15 centimetres.
- To fell trees previously approved for removal under a Dedication Scheme, or where Detailed Planning Permission has been granted.
- To fell trees to prevent danger or abate a legal nuisance.
- To fell trees in compliance with any obligation imposed by or under an Act of Parliament.
- To fell trees at the request of an electricity operator, because the trees are or will be in such close proximity to installed or about to be installed electric line or electrical plant in accordance with paragraph 9(1)(a) or (b) of Schedule 4 to the Electricity Act 1989.

Substantial fines exist for not complying with the requirements of a Felling Licence.



Tree Preservation Order / Conservation Area Online Mapping Extract



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Info

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Conservation Areas:Uxbridge Lock

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Zoom to

Name	Uxbridge Lock
Reference	CA

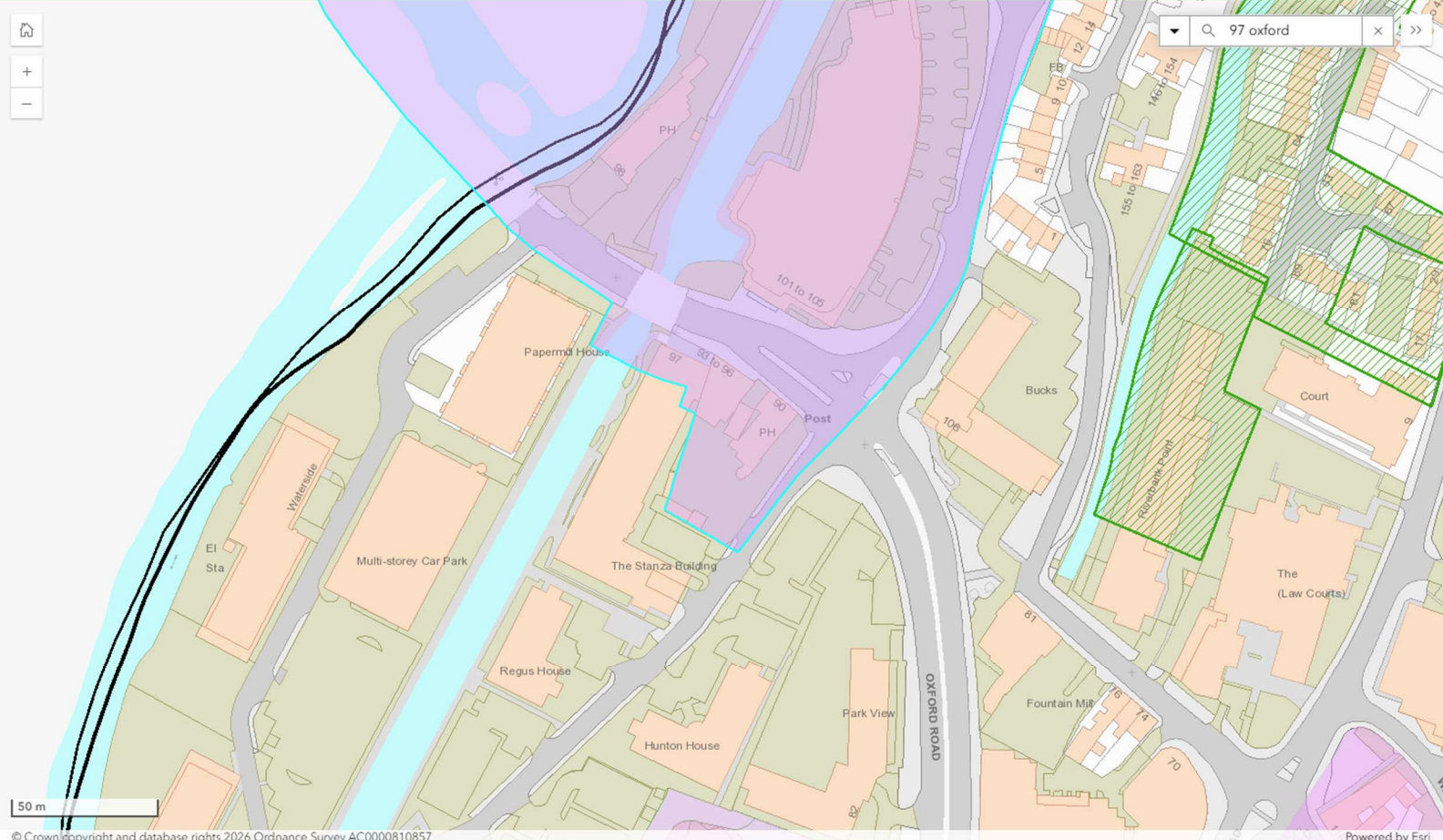
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Appendix C

Schedule of Trees

SCHEDULE OF TREES (AIA) Prospect House, 97 Oxford Road, Uxbridge,

Surveyed By: Liz Beckett Date: 08/05/2026

Managed By: Liz Beckett

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
T001	Chanticleer Pear	130	7.5		Moderate	N2.5, E2.5, S2, W2	Within metal tree grille. Uplighter at base. Reasonable form and condition. Slight lean to south east.	C2	No work required.	4		
		1.56	1.7		SM	Moderate						
Yes		7.6			10+ years	Block paving						
T002	Chanticleer Pear	150	8.5		Moderate	N2.5, E2.5, S2.5, W2	Within metal tree grille. Uplighter at base. Reasonable form and condition.	C2	No work required.	4		
		1.8	1.5		SM	Moderate						
Yes		10.2			10+ years	Block paving						
T003	Chanticleer Pear	140	7.5		Moderate	N2, E2, S2, W1.5	Within metal tree grille. Uplighter at base. Reasonable form and condition. Nest in crown.	C2	No work required.	4		
		1.68	1.3		SM	Moderate						
Yes		8.9			10+ years	Block paving						
T004	Japanese Maple	120	5		Low	N2.5, E1.5, S2, W1	Within area of soft landscape. Twin stemmed from circa 50cm above ground level. Topiarised west aspect parallel with path. Reasonable form and condition.	C2	No work required.	4		
		1.44	0.5		SM	Moderate						
Yes		6.5			10+ years	Shrub bed;Block paving						
T005	Japanese Maple	80	5		Low	N0.5, E0.5, S2, W1	Within area of soft landscape. Topiarised west aspect parallel with path. Reasonable form and condition.	C2	No work required.	4		
		0.96	0.5		SM	Moderate						
Yes		2.9			10+ years	Shrub bed;Block paving						
T006	Maidenhair Tree	180	8		Moderate	N2.5, E2.5, S2.5, W2.5	Within metal tree grille. Some disruption to block paving south west aspect of stem. Reasonable form and condition.	B2	No work required.	4		
		2.16	2		SM	Moderate						
Yes		14.7			20+ years	Block paving;Bare earth;Building						
T007	Rowan	120	6		Moderate	N2, E2.5, S1.5, W2	Discrete area of dieback, small dead branches west aspect of crown.	C2	Monitor annually physiological condition. Remove deadwood.	3		
		1.44	1.5		SM	Moderate						
Yes		6.5			10+ years	Bare earth;Block paving;Ivy;Shrub bed						

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
T008	Rowan	130	6.5		Moderate	N2, E2, S2, W2	Bark wounds north aspect at ground level, south aspect at circa 1m above ground level. No associated decay identified when sounded with a nylon hammer.	C2	No work required.	4		
		1.56	2		SM	Moderate						
Yes		7.6			10+ years	Bare earth;Block paving;Shrub bed						
T009	Rowan	140	7		Moderate	N2, E2, S2, W2.5	Basal suckers. Ivy congesting lower stem.	C2	Remove basal suckers. Remove Ivy from ground level to 1.5m and reinspect.	3		
		1.68	2		SM	Moderate						
Yes		8.9			10+ years	Bare earth;Block paving;Ivy;Shrub bed						
T010	Rowan	140	8.5		Moderate	N2.5, E2.5, S2.5, W2.5	Basal suckers.	B2	Remove basal suckers.	3		
		1.68	2		M	Moderate						
Yes		8.9			20+ years	Bare earth;Block paving;Shrub bed						
T011	Norway Maple	280	13.5		High	N3, E4, S4.5, W4	Multistemmed form from circa 3m above ground level. Acute angles between branches and bark inclusions at forks noted but considered stable. Crossing branches. Unsympathetic historic pruning has resulted in truncated branches. Tertiary branches in direct contact with building and windows.	C2	Tip back to clear building by 1m. Formative pruning to remove crossing branches measuring no greater than 10mm could be undertaken to improve form.	3		
		3.36	2		EM	Moderate						
Yes		35.5			10+ years	Bare earth;Block paving;Building;Tar mac						
T012	Lime	220	8		Moderate	N1.5, E2, S3, W2	Disruption to kerb and block paving north aspect of stem. Topped at circa 6.5m above ground level.	B2	No work required.	4		
		2.64	2		EM	Moderate						
Yes		21.9			20+ years	Bare earth;Block paving						
T013	Lime	210	8.5		Moderate	N2, E2, S2.5, W2.5	Longitudinal stem cavity south west aspect at ground level to circa 1.2m above ground level, partially occluded. No associated decay when sounded with a nylon hammer. Topped at circa 6.5m agl. Nest in crown.	C2	No work required.	4		
		2.52	2		EM	Moderate						
Yes		20			10+ years	Bare earth;Block paving;Shrub bed						
T014	Lime	200	8.5		Moderate	N2, E2, S2, W3	Historic longitudinal stem wound occluded north west aspect of stem. Topped historically at circa 6.5m agl.	B2	No work required.	4		
		2.4	2		EM	Moderate						
Yes		18.1			20+ years	Bare earth;Block paving;Shrub bed						

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
T015	Field Maple	280	10.5		High	N5, E2, S4, W4	Multistemmed form from circa 2m above ground level. Good form and condition.	B2	No work required.	4		
		3.36	2		EM	Moderate						
Yes		35.5			20+ years	Block paving;Ivy;Water						
T016	Field Maple	200	11.5		High	N2, E2.5, S2.5, W2.5	Ivy congesting crown. Small diameter hanging dead branch east aspect of crown.	C2	Remove Ivy to height of 1.5m above ground level.	2		
		2.4	2		EM	Moderate						
Yes		18.1			10+ years	Block paving;Building;Ivy						
T017	Field Maple	260	11.5		High	N4, E4.5, S2, W2.5	Ivy beginning to occupy crown. Small dead hanging broken branch east aspect. Crossing branches.	B2	Remove Ivy to height of 1.5m above ground level.	2		
		3.12	2		EM	Moderate						
Yes		30.6			20+ years	Block paving;Ivy;Water						
T018	Silver Birch	170	10		High	N3, E2.5, S1, W2	Crown asymmetry with bias to the north. Bifurcates at approximately 4.5m above ground level. Bark inclusion at primary fork. Dog legged leaders. Poor structural condition.	C2	Monitor annually structural condition.	3		
		2.04	2		EM	Moderate						
Yes		13.1			10+ years	Block paving;Ivy;Water						
T019	Silver Birch	180	15.5		High	N3, E2, S2, W2	Set between two slopes of a ramp in narrow planting area. Etiolated form. Tertiary branch tips touching building.	C2	Tip back to clear building 1.5m.	2		
		2.16	6		EM	Moderate						
Yes		14.7			10+ years	Bare earth;Block paving;Building						
T020	Silver Birch	180	15		High	N3, E2.5, S2.5, W2.5	Set between two slopes of a ramp in narrow planting area. Etiolated form. Bifurcates at approximately 8m above ground level. Tips of tertiary branches touching building.	C2	Tip back branches to clear building 1m.	2		
		2.16	5		EM	Moderate						
Yes		14.7			10+ years	Bare earth;Block paving;Building						
T021	Silver Birch	220	14		High	N2, E2, S3.5, W3.5	Crown asymmetry with bias to the south west.	C2	No work required.	4		
		2.64	1		EM	Moderate						
Yes		21.9			10+ years	Bare earth;Shrub bed;Water						

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
T022	Silver Birch	180	14		High	N2.5, E2.5, S2.5, W2.5	Reasonable form and condition.	B2	No work required.	4		
		2.16	1		EM	Moderate						
Yes		14.7			20+ years	Bare earth;Shrub bed;Water						
T023	Silver Birch	190	10		High	N2.5, E2, S2.5, W2	Slight lean to north east.	B2	No work required.	4		
		2.28	2		EM	Moderate						
Yes		16.3			20+ years	Bare earth;Block paving;lvy						
T024	Silver Birch	250	12		High	N3, E3, S2.5, W2.5	Tips of tertiary branches touching building.	B2	Tip back branches to clear building 1m.	2		
		3	2		M	Moderate						
Yes		28.3			20+ years	Bare earth;Building;Shrub bed						
T025	Silver Birch	250	12.5		High	N3, E1.5, S2, W2	Slightly swept stem with bias to the north. Some foliar insect damage.	B2	Monitor annually physiological condition.	3		
		3	1.5		EM	Moderate						
Yes		28.3			20+ years	Bare earth;Shrub bed;Water						
T026	Silver Birch	160	15		High	N2.5, E2, S1.5, W1.5	Crown asymmetry with bias to the north.	B2	No work required.	4		
		1.92	1.5		EM	Moderate						
Yes		11.6			20+ years	Bare earth;Shrub bed;Water						

Appendix D

Schedule of Works – Irrespective of Development

SCHEDULE OF WORK IRRESPECTIVE OF DEVELOPMENT

Prospect House, 97 Oxford Road, Uxbridge,

Surveyed By: Liz Beckett

Surveyed: 08/05/2026

Managed By: Liz Beckett

Tree No.	Species	Work required	Priority
T016	Field Maple	Remove Ivy to height of 1.5m above ground level.	2
T017	Field Maple	Remove Ivy to height of 1.5m above ground level.	2
T019	Silver Birch	Tip back to clear building 1.5m.	2
T020	Silver Birch	Tip back branches to clear building 1m.	2
T024	Silver Birch	Tip back branches to clear building 1m.	2
T009	Rowan	Remove basal suckers. Remove Ivy from ground level to 1.5m and reinspect.	3
T010	Rowan	Remove basal suckers.	3
T011	Norway Maple	Tip back to clear building by 1m. Formative pruning to remove crossing branches measuring no greater than 10mm could be undertaken to improve form.	3

Schedule of Enhanced Monitoring

Prospect House, 97 Oxford Road, Uxbridge,

Surveyed By: Liz Beckett

Surveyed: 08/05/2026

Managed By: Liz Beckett

Tree No.	Species	Work required	Priority
T007	Rowan	Monitor annually physiological condition. Remove deadwood.	3
T018	Silver Birch	Monitor annually structural condition.	3
T025	Silver Birch	Monitor annually physiological condition.	3

Appendix E

Explanatory Notes

Explanatory Notes

Categories

No	Identifies the tree on the drawing.
Species	Common names are given to aid understanding for the wider audience.
BS 5837 Main Category	Using this assessment (BWS 5837:2012, table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing. Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years; Category B - Those of moderate quality with an estimated life expectancy of at least 40 years; Category C - Those of low quality with an estimated remaining of at least 10 years, or young trees with a stem diameter below 150 mm; Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
BS 5837 Sub Category	Table 1 of BS 5837:2012 also requires a sub category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows: Sub Category 1 - Mainly arboricultural qualities; Sub Category 2 - Mainly landscape qualities; Sub Category 3 - Mainly cultural values, including conservation. Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub Category.
DBH (mm)	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
Height	Recorded in metres, measured from the base of the tree.
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.
Lowest Branch	Recorded in metres, the distance from ground and aspect of the emergence point of the lowest significant branch.

Age

Recorded as one of seven categories:

Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH.

S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height.

E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread.

M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy.

O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.

V Veteran. A tree considered a 'survivor' having endured injury, disease and/or decay, developing important habitat features such as decay, trunk hollowing, deadwood, fungal fruiting bodies (plus others) not solely as a consequence of time. Veteran trees are afforded additional protection within the planning system where they may be influenced by change.

A Ancient. A tree that has the features of a Veteran tree but has also surpassed the typical lifespan for its species. These trees may differ in appearance from a Veteran tree, such as having a thick/wide trunk and a small crown. Ancient trees are usually considered to have exceptional cultural significance. Ancient trees are afforded additional protection within the planning system where they may be influenced by change.

Safe Useful Life Expectancy (SULE)

Relates to the prospective life expectancy of the tree and is given as 4 categories:

1 = 40 years+;

2 = 20 years+;

3 = 10 years+;

4 = less than 10 years.

Crown Spread

Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.

Minimum Distance

This is a distance equal to 12 times the diameter of the tree measured at 1.5 metres above ground level for single stemmed trees and 12 times the average diameter of the tree measured at 1.5 metres above ground level tree for multi stemmed specimens. (BS 5837:2012, section 4.6).

RPA

This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as "a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority". The RPA is shown on the drawing.. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations. Some methods of construction can be carried out within the RPA of a retained tree but only if approved by the Local Planning Authority's tree officer.

Water Demand

This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 "Building Near Trees".

Visual Amenity	Concerns the planning and landscape contribution to the development site made by the tree, hedge or tree group, in terms of its amenity value and prominence on the skyline along with functional criteria such as the screening value, shelter provision and wildlife significance. The usual definitions are as follows: Low An inconsequential landscape feature. Moderate Of some note within the immediate vicinity, but not significant in the wider context. High Item of high visual importance.
Problems/ Comments	May include general comments about growth characteristic, how it is affected by other trees and any previous surgery work; also, specific problems such as deadwood, pests, diseases, broken limbs, etc.
Works Required (TS)	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems identified in the "Problems/comments" category.
Work Required (AIA)	Identifies the tree work specifically necessary to allow a proposed development to proceed.
Priority	This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey. 1 Urgent – works required immediately; 2 Works required within 6 months; 3 Works required within 1 year; 4 Re-inspect in 12 months, 0 Remedial works as part of implementation of planning consent.

BS 5837:2012 Terms and Definitions

Access Facilitation Pruning	One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached. NOTE - a competent person is expected to be able to advise on the best means by which the recommendations of this British Standard may be implemented.
Construction	Site-based operations with the potential to affect existing trees.
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of a project.
Root Protection Area (RPA)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Service	Any above or below ground structure or apparatus required for utility provision. NOTE - examples include drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural component(s) of a tree that supports its branches.
Structure	Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.
Tree Protection Plan	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures.

Veteran/Ancient Tree Buffer

A diagrammatic representation of the additional protection measures afforded to Veteran and Ancient Trees by the imposing of a geographical 'buffer' space between the Veteran/Ancient Trees and any potential activity such as construction, that may affect the trees. The buffer zones are calculated as follows:

For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic.

For ancient or veteran trees (including those on the woodland boundary), the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. This will create a minimum root protection area.

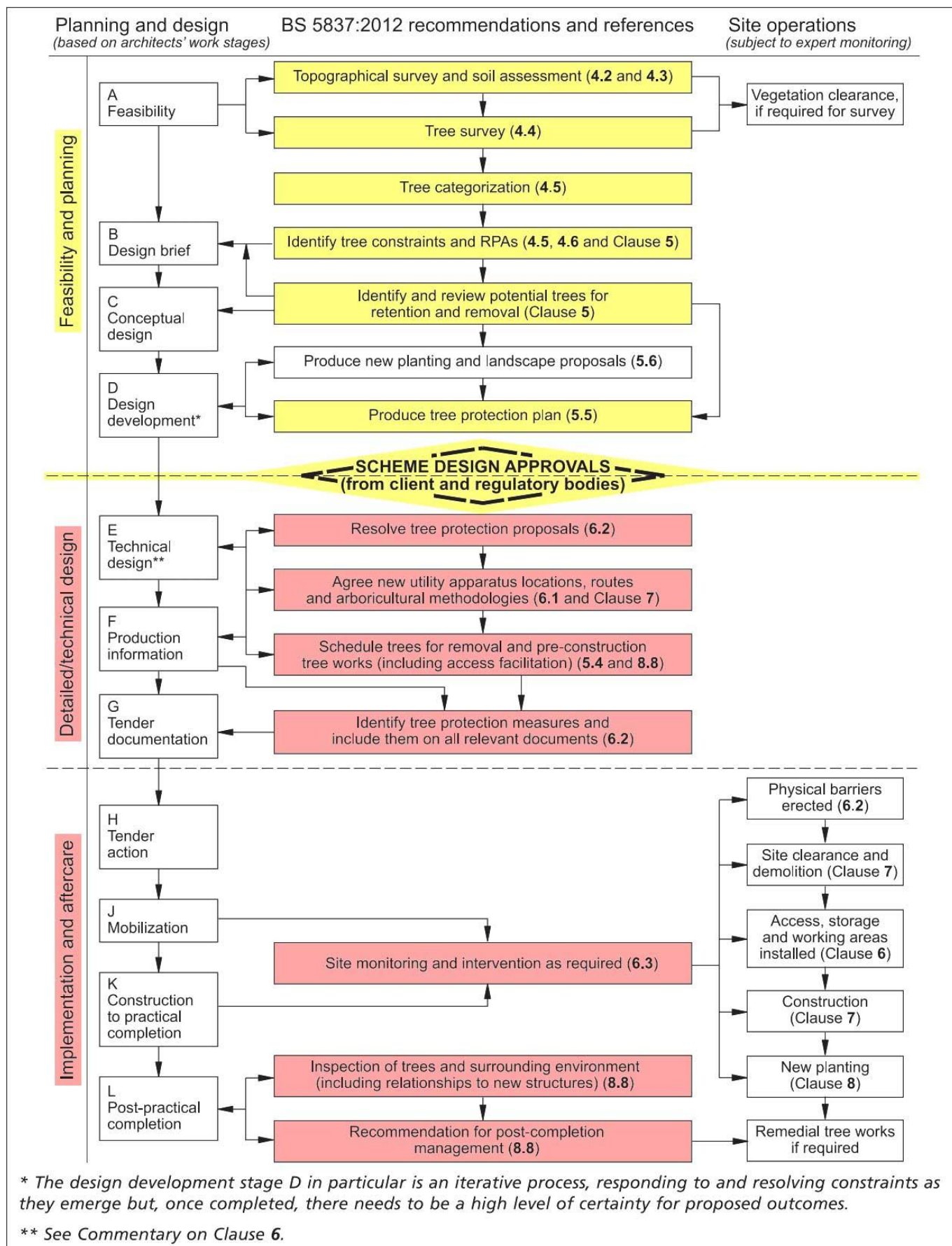
Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone.

Source: Natural England; The Forestry Commission; The UK Government Dept. for The Environment.

Appendix F

Advisory Information & Sample Specifications

1. BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care



European Protected Species and woodland operations. (V4)

Complete all sections of the Checklist



Checklist

1	Are you within, or close to, the known mapped range of any of the protected species OTHER THAN BATS which are potentially everywhere? Tick any that apply. See distribution maps in the Good Practice Guidance for each species - ☐ Dormice ☐ Otters ☐ Great crested newts ☐ Sand lizards ☐ Smooth snakes	YES NO
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2	Does your wood contain any of the following habitats? Tick any that apply. ☐ Old trees with holes and crevices which might be used bats ☐ Species rich scrub/coppice, early growth stage plantations and forest interfaces ☐ Rivers on which otters might be found ☐ Ponds which might be occupied by great crested newts ☐ Open areas on heathy soils	YES NO
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3	Have any of the protected species been recorded in this wood or on adjoining sites? Tick any that apply. Indicate which sources of information you have checked: ☐ National Biodiversity Network (www.nbn.org.uk) ☐ Local Biological Records Centre ☐ Local Wildlife Trust ☐ Other <i>Specify Other:</i>	YES NO
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4	Have your inspections or any expert surveys found any of the following signs or evidence? Tick any that apply. ☐ Signs (e.g. otter spraint, nuts gnawed by dormice, leaves folded by newts) ☐ Sightings (or echo-location) ☐ Potential breeding or roosting sites (e.g. veteran trees, old trees with crevices, riverside hollow trees, ponds, timber stacks, large fallen deadwood) ☐ Confirmed breeding or roosting sites (i.e. evidence of sites actually being used) <i>Details:</i>	YES NO
----------	---	--

CHECK POINT

If you have answered NO to ALL of the above then only bats need to be considered in your operations.

If you have answered YES to any of the above then the species concerned must be considered as well as bats.

Details

Name of Wood:
Grid Reference:
Area: (ha)
Date of Assessment:
Name of Assessor:

Notes

5	Do the operations comply with Good Practice for bats and any other species found (or likely to be found in your wood) or can the operations be modified to do so? <i>Details: Use reverse of form to expand as required:</i>	YES NO	A licence is not required but continue to sections 6 and 7 below You will need to obtain a licence BEFORE carrying out the work (see EPS Licence Application Forms and Notes)
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6	<u>Whether or not a licence is required...</u> Has the information been communicated to operators (including the location of breeding sites and sensitive areas)? Tick any that apply. ☐ Included in documentation (e.g. contract, letter of instruction, site assessment or other management plan) ☐ Shown to operators and/or their supervisor ☐ Marked with paint or hazard tape ☐ Shown on the site plan <i>Other means:</i>	YES NO	You may commit an offence if you do not tell your operators about the protected species in your wood.
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7	Have arrangements for supervision been made to ensure Good Practice guidance is complied with during the operations? <i>Details:</i>	YES NO	You may commit an offence if you do not take steps to ensure that your operators comply with the Good Practice guidance.
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3. Trunk Protecta by Green Grid Systems

Trunk Protecta by Green Grid Systems

<https://greengridsystems.com/products/trunk-protecta>

<https://holm-products.com/product/trunk-protecta/>



Appendix G

Haydens Drawing

Arboricultural Impact Assessments ●
Arboricultural Method Statements ●
Tree Constraints Plans ●
Arboricultural Feasibility Studies ●
Shade Analysis ●
Picus Tomography ●
Arboricultural Consultancy for Local Planning Authority ●
Quantified Tree Risk Assessment ●
Health & Safety Audits for Tree Stocks ●
Tree Stock Survey and Management ●
Mortgage and Insurance Reports ●
Subsidence Reports ●
Woodland Management Plans ●
Project Management ●
Ecological Surveys ●



Telephone
01284 765391
Email
info@treesurveys.co.uk
Website
www.treesurveys.co.uk

5 Moseley's Farm
Business Centre
Fornham All Saints
Bury St Edmunds
Suffolk
IP28 6JY